097.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	905,200 / 905,200
					USE VALUE:	905,200 / 905,200
					ASSESSED:	905,200 / 905,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORLANDI LEE ROLAND
Owner 2:	ORLANDI BRITTANY SUPRENARD
Owner 3:	
Street 1:	12 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORLANDI LISANIO R -
Owner 2:	-
Street 1:	12 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,690 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9690.000	406,900	800	497,500	905,200
Total Card	0.222	406,900	800	497,500	905,200
Total Parcel	0.222	406,900	800	497,500	905,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.63 | /Parcel: 420.6

Legal Description

User Acct 63549

GIS Ref

GIS Ref

Insp Date 10/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 097.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,900	800	9,690.	497,500	905,200	905,200	Year End Roll	12/18/2019
2019	101	FV	319,400	900	9,690.	497,500	817,800	817,800	Year End Roll	1/3/2019
2018	101	FV	319,400	900	9,690.	426,400	746,700	746,700	Year End Roll	12/20/2017
2017	101	FV	319,400	900	9,690.	398,000	718,300	718,300	Year End Roll	1/3/2017
2016	101	FV	319,400	900	9,690.	341,100	661,400	661,400	Year End	1/4/2016
2015	101	FV	311,200	900	9,690.	305,600	617,700	617,700	Year End Roll	12/11/2014
2014	101	FV	311,200	900	9,690.	282,900	595,000	595,000	Year End Roll	12/16/2013
2013	101	FV	311,200	900	9,690.	269,700	581,800	581,800		12/13/2012

!7930!

PRINT

Date	Time
12/10/20	22:31:43

LAST REV

Date	Time
06/19/19	14:15:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7930

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORLANDI LISANIO	72268-215	1	2/26/2019	Family	625,000	No	No		
ORLANDI CLELIA-	50570-149		1/8/2008	Family	1	No	No		Clelia Orlandi dod 5/4/2017
	13459-382		6/1/1978		3,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	Meas/Inspect	BS	Barbara S
2/13/2009	Meas/Inspect	163	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
8/8/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9690		Sq. Ft.	Site		0	70.	0.73	4									497,492						497,500	

Total AC/HA:	0.22245	Total SF/SM:	9690	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	497,492	Spl Credit		Total:	497,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27056730
Const Adj.:	0.99989998
Adj $ / SQ:	158.805
Other Features:	81300
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552830
Depreciation:	145947
Depreciated Total:	406883

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

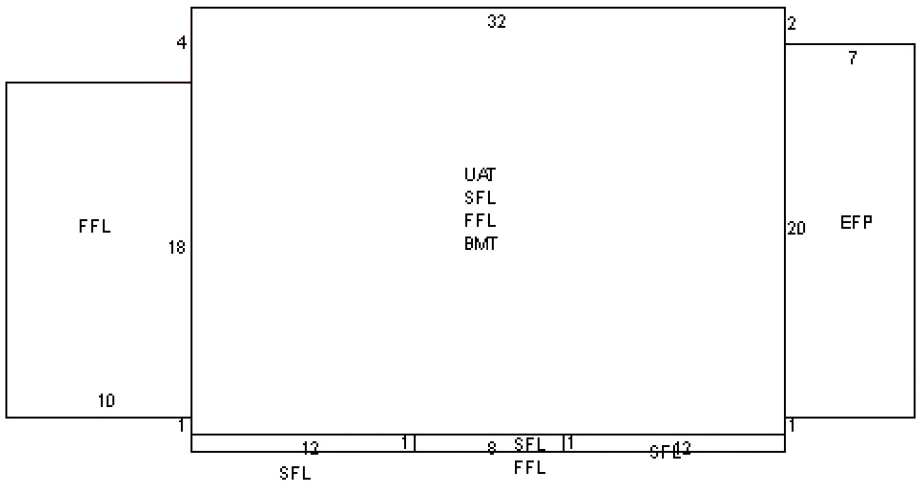
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	211.21
Special Features:	0	Val/Su Net:	147.86
Final Total:	406900	Val/Su SzAd	240.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	158.810	146,736
SFL	Second Floor	768	158.810	121,962
BMT	Basement	736	53.740	39,552
UAT	Upper Attic	184	106.400	19,577
EFP	Enclos Porch	140	46.670	6,533
	Net Sketched Area:	2,752	Total:	334,360
Size Ad	1692	Gross Are	3304	FinArea 2152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
UAT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X18	A	AV	1990	3.41	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800